



Price £285,000

---

Chadderton Park Road, Oldham

---

- Mid Terrace Property
- Two Double Bedrooms
- Substantial Lounge
- Open Plan Dining Room/Kitchen
- Downstairs WC
- Modern Family Bathroom
- Attached Garage
- Low Maintenance Garden
- Popular Residential Area
- Viewings Are Highly Recommended

Alan Ryan Estates are pleased to bring to market this beautifully presented, two double bedroom, mid-terrace property which has retained many of its original features, whilst adding a modern twist to create a stunning and inviting family home. Internal accommodation briefly comprises of entrance porch, entrance hall, lounge opening to dining room and kitchen, rear hallway and downstairs WC, two double bedrooms and modern family bathroom. Externally to the front of the property is an enclosed front garden with gated access, whilst to the rear of the property is a quaint, low maintenance Indian paved garden with gated rear access. The property further benefits from UPVC double glazing and gas central heating and attached garage to the rear of the property. Viewing the property is highly recommended.

#### INTERNAL ACCOMMODATION :

ENTRANCE PORCH : Via a wooden glazed entrance door with feature glass.

ENTRANCE HALL: Via a wooden glazed entrance door with radiator and stairs leading to first floor.



LOUNGE : To the front of the property which has retained many of the original features and benefits from a feature fireplace and surround, feature fireplace and surround, radiator and UPVC double glazed window.





DINING ROOM : With wooden flooring, decorative feature fireplace and UPVC double glazed window.



KITCHEN : Range of wall and base units with worktops, double Belfast sink, integrated oven with four ring gas hob and extractor hood above, integrated dishwasher and fridge freezer, spotlights to ceiling and under stairs storage cupboard.



HALLWAY : Doorway leading to downstairs WC, door leading to an attached rear garage and door leading to rear garden.

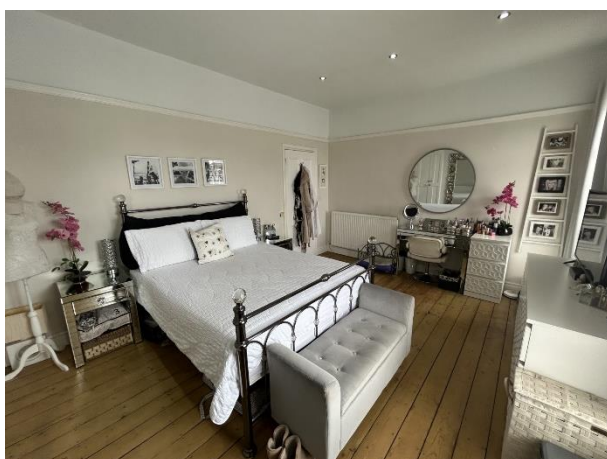
DOWNSTAIRS WC : Comprising of WC and spotlights to ceiling.



LANDING : Built in storage cupboard



BEDROOM 1 : A substantial sized double bedroom with built in wardrobes, spotlights to ceiling and two UPVC double glazed windows.



BEDROOM 2 : A substantial sized rear double bedroom with radiator and UPVC double glazed window.





**BATHROOM :** A modern bathroom suite comprising of bath with overhead electric shower, sink and WC, tiled flooring, built in storage cupboard, spotlights to ceiling and UPVC double glazed window.



**OUTSIDE :** Externally to the front of the property is an enclosed front garden with gated access, whilst to the rear of the property is a quaint low maintenance Indian paved garden with gated rear access.





Floorplan

Address:  
519 Middleton Road  
Chadderton  
OL9 9SH

Tel: 0161 626 0333  
Email: [sales@aschadderton.com](mailto:sales@aschadderton.com)

SERVICES: The services to, and the fittings and appliances within, this property have not been tested and no guarantee can be given as to their condition or suitability for their purpose.

DISCLAIMER: Whilst we endeavor to make our sales details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute part of an offer or contract. The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property.

Please contact the office before viewing the property.